

VANMAR  
ASSOCIATES, INC.

Engineers • Surveyors • Planners

310 South Main Street, P.O. Box 328, Mount Airy, Maryland 21771

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April 13, 2023

Mr. John Breeding  
Director of Planning and Zoning  
Town of Mount Airy  
P.O. Box 50  
110 South Main Street  
Mount Airy, MD 21771

RE: P-22-0013 Dennis Subdivision  
APFO Parks and Open Space

Dear Mr. Breeding:

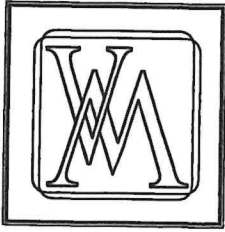
Pursuant to § 25-5 G (2) Parks and Open Space provisions are deemed adequate if the Parks Department certifies that the ratio of parks and open space acreage to population will meet or exceed at least three acres per 100 persons (refer to considerations in §25-5G).

The Dennis Subdivision consists of five (5) single-family dwelling units. The anticipated population yield from the Dennis Subdivision is 14 persons.

Until such time as the Town's inventory of parks and open space meets the three acres per 100 persons standard, the Planning Commission may waive strict application of the park and open space adequacy standard, provided that each development project that is granted a waiver under this subsection provides at least three acres of park and open space per 100 persons, or a pro-rata portion thereof, of projected population from residents in the proposed development project.

Under the requirements of open space regulations, the Dennis Subdivision will provide 0.56 acres. This exceeds the required open space requirement of 0.42 acres for the proposed population yield and therefore meets the above standard to allow a waiver from this standard.

Per §25-5G(2), we request the Planning Commission waive the strict application of the park and open space adequacy standard.



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Please contact me with any questions or comments you may have.

Thank you,  
VANMAR ASSOCIATES

Ronald E. Thompson, P.E.